

**DATE:** MAY 5, 2015  
**TO:** MAYOR AND MEMBERS OF COUNCIL  
**FROM:** JOHN MACKENZIE, COMMISSIONER OF PLANNING  
**SUBJECT:** ITEM #4 REPORT #20– COMMITTEE OF THE WHOLE – MAY 5, 2015

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Communication	
CW:	<u>May 5/15</u>
Item:	<u>4</u>

**APPLICATION FOR BLOCK PLAN APPROVAL  
STATUS UPDATE  
FILE BL.40/47.2003  
BLOCK 40/47 DEVELOPERS GROUP INC.  
WARD 3, VICINITY OF PINE VALLEY DRIVE AND TESTON ROAD**

### **Recommendation**

The Commissioner of Planning and Acting Director of Policy Planning in consultation with the Director of Legal Services recommends:

1. THAT the following wording be deleted from the end of Recommendation 2 contained in the Committee of the Whole report titled, Application for Block Plan Approval Status Update, File BL.40/47.2003 Block 40/47 Developers Group Inc. "... subject to the outcome of Ontario Municipal Board appeals of OPA 744."
2. THAT Recommendation 4 contained in the same report be deleted and replaced with the following:  
  
"THAT an additional requirement be included in the recommendation for each draft plan of subdivision requiring that the Block 40/47 Developers Group Inc. enter into an agreement with the City respecting the total amount of parkland in the Block to be conveyed and/or credited prior to the registration of the first draft plan in the Block."
3. THAT the following wording contained in the bolded paragraph following condition 48 be amended by deleting the term "Conditions 37 and 48 DEFERRED: Both conditions 47 and 48" and substituting the following: "Conditions 37 to 48 DEFERRED: Conditions 37 to 48 ...".

### **Purpose**

The purpose of this Communication is to revise recommendations 2 and 4 of the Committee of the Whole report for May 5, 2015 titled Application for Block Plan Approval Status Update (File BL.40/47.2003, Block 40/47 Developers Group Inc.), and provide clarification on the responses to conditions 37 to 48 contained in Attachment 5 of the same report.

### **Background – Analysis and Options**

The subject lands are located in Ward 3 on the south side of Teston Road, east and west of Pine Valley Drive, north of Cold Creek, in Part of Lots 23, 24, and 25, Concessions 6 and 7, City of Vaughan.

Staff has worked with the Block 40/47 Developers Group since the June 24, 2014 Council approval of the Block 40/47 Block Plan (File BL.40/47.2003) to address the various conditions of approval. The conditions of approval have been addressed by providing a clearance or, where appropriate, deferral of the conditions to the various draft plans of subdivision within the Block Plan area.

Ongoing discussions respecting parkland dedication within the Block continued beyond the completion date of the May 5, 2015 report. Addressing parkland conveyance and/or credits will be finalized through the recommendations for each draft plan of subdivision report for all of the Block 40/47 subdivision applications.

Recommendation 3 of this Communication is intended to address an error in editing as conditions 37 to 48 all require the completion of the Master Servicing Plan (MESP) and are to be treated in the same manner.

### **Conclusion**

Staff have provided this Communication to accompany the Committee of the Whole report for May 5, 2015 titled Application for Block Plan Approval Status Update File BL.40/47.2003. This Communication item recommends revisions to two recommendations contained in the report and addresses an editing matter.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'John Mackenzie', with a stylized, sweeping flourish at the end.

**JOHN MACKENZIE**  
Commissioner of Planning

/lm

Copy To:        Steve Kanellakos, City Manager  
                     Jeffrey A. Abrams, City Clerk  
                     Roy McQuillin, Acting Director of Policy Planning